

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES
June 3, 2002

PRESENT: Dave Wakeman, Chairman Don Hoefler
 Mark Decker Tom Cowan
 Andy Kelkenberg Don Hoeffler
 John Potera

Rebecca Baker, Planning Board Clerk
Christine Falkowski, Planning Board Deputy Clerk

The board met with the Town Board regarding the rezoning of the parcel located on Scotland Rd. and Indian Falls Rd. Mr. Henley submitted a new conceptual plan. He is requesting the remaining portion of the parcel to be zoned light industrial (I1). There are approximately 7 acres that are protected and fall under the runway protection zone. The submitted plan calls for 7 additional lots, but Mr. Henley does not want to be held to this layout. Supervisor Summe indicated that the town will require design standards to insure a project that the Town will be proud of. After some discussion, it was indicated that the best course of action would be to include an overlay zone with the rezoning. The planning board should discuss this issue. The Town Board wants the planning board to be an intricate part of this process. Jerry, David Wakeman, Peter Henley, Nathan and Drew Reilly will meet next Monday at 6:15pm to further discuss this project.

The board met with Millard Young and Andre Golodolinski regarding their request for a 1 lot minor subdivision located on Hunts Corners Rd. The proposed lot will be 150' x 300'. There are no deed restrictions, easements, power lines or gas lines. The health department has passed the perk test. This is the last lot that can be subdivided unless a major subdivision is initiated or a period of 5 years has lapsed. Tom motioned to approve the subdivision request, Terry seconded and all approved.

The minutes from the May 20th meeting were reviewed. A minor correction to the portion dealing with section 100-36 was made. Mark motioned to accept the minutes with the minor correction, Don seconded and all approved.

The board discussed the changes pending to the town code regarding barn setbacks, and are requirements for horses. After lengthy discussion, the board decided they would recommend the following:

100-15 R-A Rural –Agricultural District

A(1)(a) Buildings or structures used for the stabling of livestock, including but not limited to horses, cows, sheep, fowl or other animals, shall be located to the rear of the primary use structure and a minimum of 100 feet setback must be maintained from any existing, neighboring dwelling.

A(1)(b) With the exception of general pasture, fences enclosing any pen, corral, track or other such enclosure within which livestock are kept may not be located any closer than 100' to the neighboring dwelling.

A(1)(c) Minimum land area for one (1) animal unit on parcels under ten (10) acres shall be three (3) acres and an additional acre is required for each additional animal unit.

The board will have a final discussion on the above code at the next meeting.

Tom motioned to adjourn the meeting at 10:20pm, Terry seconded and all approved.

Respectfully submitted by,
Rebecca K. Baker,
Recording Secretary

